



## Highfield Drive, Eaglescliffe, Stockton-On-Tees, TS16 0DN

This immaculately presented three bedroom semi-detached family home enjoys a prime position in the heart of Eaglescliffe and benefits from a south-facing rear garden. Finished to a high standard throughout, the property features an entrance hall with parquet flooring leading into a lounge with an attractive bay window. To the rear, an impressive open plan kitchen and dining room has been refitted with a quality range of units, including a double oven, induction hob and integrated dishwasher. French doors from the dining area flood the space with natural light and provide a pleasant outlook over the garden. The ground floor also includes a utility room and cloakroom/WC, forming part of the original garage and offering useful storage space.

The first floor landing provides access to three well proportioned bedrooms and a superb refitted family bathroom, complete with a separate shower enclosure and rainfall shower.

Externally, the front of the property offers a block paved driveway and a garden with mature shrubs, while the rear features a gravel patio, lawned garden, established flower beds and hedging that provide a good level of privacy.

Set within this highly desirable Eaglescliffe location, the property is ideally placed for local shops including Tesco, a range of amenities such as Eaglescliffe Golf Course, and well regarded primary and secondary schools. Eaglescliffe Train Station is less than a mile away, the A66 offers excellent commuter links, and Yarm's charming High Street, with its boutique shops, restaurants and bars, is within easy reach.

£295,000



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HALL

LOUNGE

16'9" x 12'4" (5.11m x 3.76m)

KITCHEN/DINING ROOM

13'11" > 9' x 26'4" (4.24m > 2.74m x 8.03m)

UTILITY ROOM

6'11" x 6'5" (2.11m x 1.96m)

DOWNSTAIRS WC

4'6" x 2'10" (1.37m x 0.86m)

LANDING

BEDROOM ONE

14'3" x 11' (4.34m x 3.35m)

BEDROOM TWO

12'4" x 11'9 (3.76m x 3.58m)

BEDROOM THREE

8'10" x 7'3" (2.69m x 2.21m)

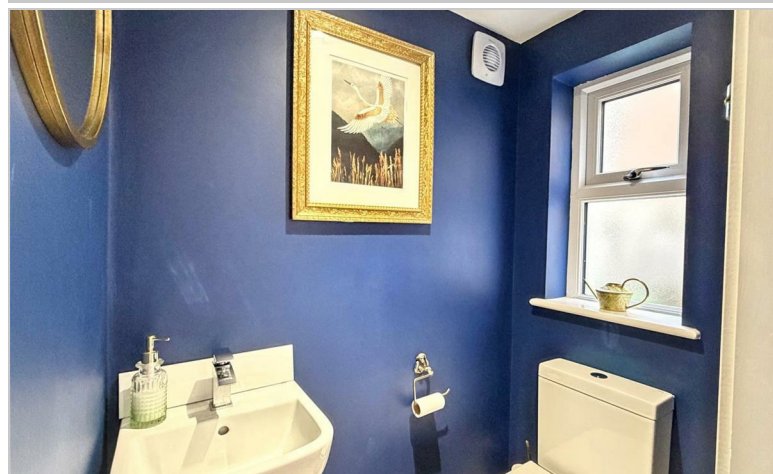
BATHROOM

9'4" x 5'5" (2.84m x 1.65m)

AML PROCEDURE

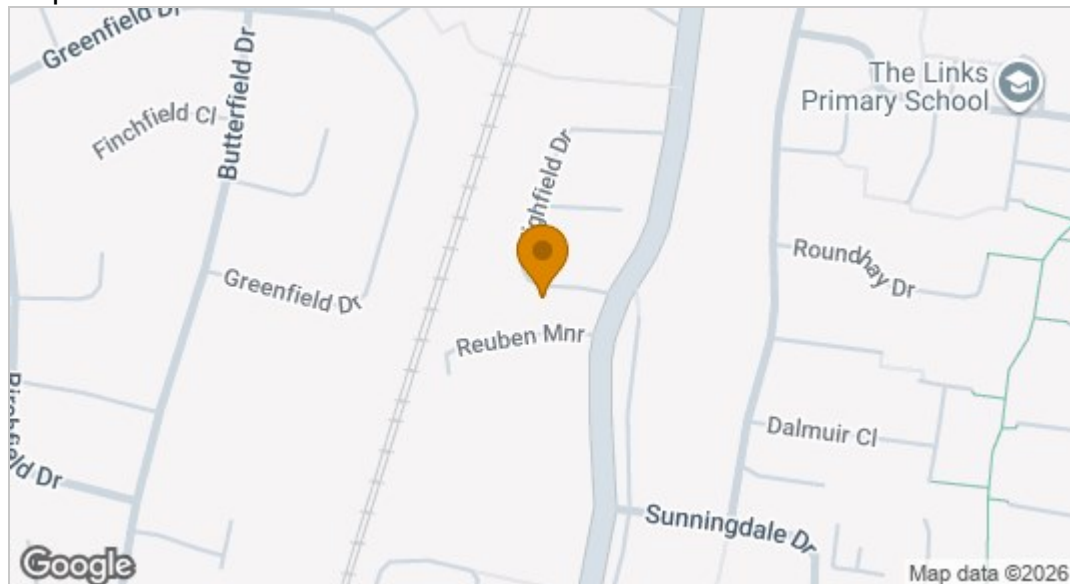
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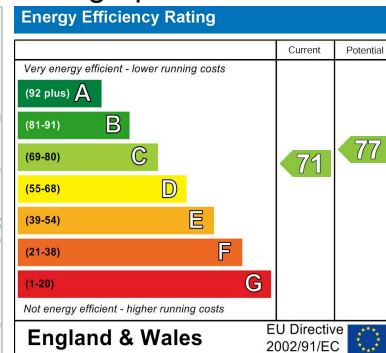




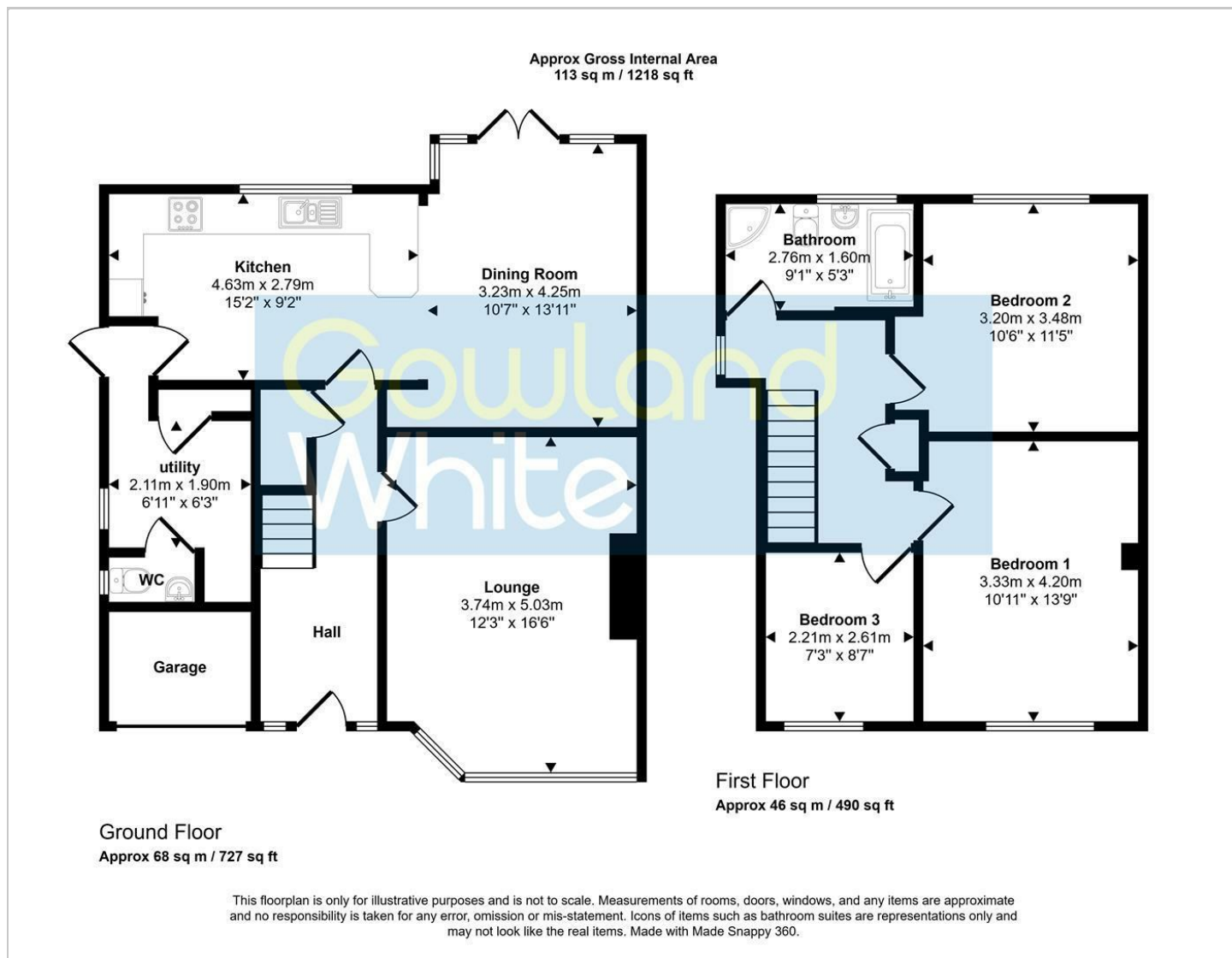
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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